

EXHIBIT 4



## TRUSTEE'S SALE

### LAND AUCTION

142 +/- ACRES & IMPROVEMENTS  
DAIRY, HORSE OR DEVELOPMENT  
FARM NEAR ADAMSTOWN  
FREDERICK COUNTY, MARYLAND  
TUESDAY, JULY 26, 1983  
AT 11:00 A.M.

NOTICE: Pursuant to an order issued in the Circuit Court for Frederick County, Maryland, dated January 25, 1983, entered in Equity No. 32342 in the Circuit Court for Frederick County, the Undersigned Trustees will offer for sale at auction the following described Real Estate.

LOCATION: At the new Frederick County Court House located on the corner of South Court and West Patrick Streets, Frederick City, Maryland.

LEGAL DESCRIPTION: PROPERTY ONE: And Improvements located along the South side of Oland Rd. and the West side of Route 85 containing 60 acres, more or less, known as Parcel 46, Map 103, Buckeystown Election District #1 of Frederick Co., MD, as found on the assessment records and being the same tract conveyed in fee simple to Charles D. and Mamie G. Oland (both deceased), by deed dated March 26, 1924, and more fully described in Liber 348, folio 68, one of the land records of Frederick Co., MD.

IMPROVED: With a late Victorian 2 story frame 8 room dwelling with central heat, bath, semi-modern kitchen, full attic, basement & open staircase; 53 stall block dairy barn & dairy (the dairy equip. is not being sold); 2 concrete silos; frame stock & loafing barn; 45x50 brick metal roof equipment shed; frame garage; shop; wagon shed & poultry houses.

PROPERTY TWO: Containing 82.5 acres, more or less, of partially improved land and improved with an old log house & frame shed, known as Parcel 33, Map 103, Buckeystown Election District #1 of Frederick Co., MD, as found on the assessment records, and being the same tract conveyed in fee simple to Charles D. and Mamie G. Oland (both deceased) by deed dated September 16, 1924, and more fully described in Liber 372, folio 139, one of the land records of Frederick Co., MD.

SALE ORDER: Property One will be offered, then Property Two will be offered, then Property One and Property Two will be offered; whichever method produces the most monies will determine the manner of sale. Land and Improvements will be selling by the parcel and not by the acre.

TERMS OF SALE: The above mentioned real property and improvements are to be sold in an "as-is" condition, and subject to liens and restrictions of record, if any. A deposit of \$25,000 on Property One, a deposit of \$25,000 on Property Two, or a deposit of \$50,000 on Property One and Property Two in total. The deposit shall be in the form of cash, cashier's check or treasurer's check payable to the Auction Co. Balance at settlement within 30 days from the date of sale. In the event of default, the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser, or the Trustees may avail themselves of any legal or equitable rights against the defaulting purchaser.

Purchaser shall pay all costs in connection with the transfer of title of real estate. Trustees shall pay for deed. Purchaser shall pay all other costs; such as but not limited to financing, mortgage, recording costs, survey (if required), attorney settlement fee, required tax stamps, transfer taxes, and agricultural transfer tax, if any. Taxes and all other public charges against the premises shall be prorated to the date of settlement. Trustees hereby notify Purchaser that if the property is currently assessed on the basis of agricultural use and if the property is developed for nonagricultural use (other than for residential use of the owner or his immediate family) the property may become subject to the development tax provided in Section 19 of Article 81 of the Annotated Code of Maryland, as amended.

Both properties are being sold subject to tenant's rights. There are no representations or warranties expressed or implied, with respect to the condition of the property, title, acreage, or the accuracy of any matters referred to in this advertisement. Trustees reserve the right to reject any or all bids. Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the Auctioneer during the normal business hours at 15 North Court St., Frederick, MD, or by telephone at (301) 663-1555.

FRANKLIN W. MARTZ, Trustee  
of Martz & Martz, P.A.

121 North Court Street  
Frederick, Maryland 21701

JAMES C. HUBBARD, Trustee  
of Nier, Jarrell & Hubbard

P.O. Box 130

Denton, Maryland 21629

TRUSTEES IN EQUITY #32342

SINCE 1920



15 North Court Street/Frederick, Maryland  
301/663-1555

"Experience Doesn't Cost — It Pays"

X (We) hereby acknowledge to have this 26th day of July, 1983, purchased at public sale from Franklin W. Martz and James C. Hubbard, Trustees in No. 32342 Equity, in the Circuit Court for Frederick County, in Equity, and pursuant to a Decree of the said Court dated the 25th day of January, 1983, the real estate known as "PROPERTY ONE" and "PROPERTY TWO" situate in Buckeystown Election District #1, Frederick County, Maryland, with improvements thereon, mentioned and described in the annexed advertisement of sale at and for the sum of THREE HUNDRED FIFTY

THOUSAND Dollars (\$350,000.00),

and X (we) hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the auctioneer. X (We) acknowledge that X (we) have bid on said real estate based on my (our) inspection of said premises and not in reliance on any verbal or written representations made to me (us) by the Trustees or their Agent, including Trout Auctioneers, Inc.

WITNESS: (X) our hand(s) and seal(s).

George Thomas Crawford (SEAL)

Theresa Gail Crawford (SEAL)

19020 WARING STATION RD. GERMANTOWN, MD  
Address of Purchaser(s) 20874

301-972-3206  
Telephone Number of Purchaser(s)

X (We) hereby certify that X (we) have received this 26th day of July, 1983, from GEORGE THOMAS + THERESA GAIL CRAWFORD the sum of FIFTY THOUSAND DOLLARS (\$50,000.00)

part of the purchase money for the above and foregoing real estate.

Franklin W. Martz, Trustee

James C. Hubbard, Trustee

James B. Trout

WITNESS

Sold August 1, 1983